

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION

PUBLIC SESSION

DECEMBER 15, 2014

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Monday, December 15, 2014 in Public Session, beginning at 5:15 P.M., at the offices of the Rhode Island Commerce Corporation, located at 315 Iron Horse Way, Suite 101, Providence, Rhode Island, pursuant to a notice of the meeting to all Commissioners and public notice of the meeting, a copy of which is attached hereto, as required by applicable Rhode Island law.

The following Commissioners were present and participated throughout the meeting: Chairperson Colin Kane, Dr. Barrett Bready, Ms. Diana Johnson, Mr. Mark Ryan and Mr. Michael Van Leesten.

Commissioners Barbara Hunger and John Kelly were absent.

Also present were Ms. Jan Brodie, District Executive Director, Ms. Kate Holguin, District Project Associate, Ms. Bonnie Nickerson, representing the City of Providence, and Mr. Charles F. Rogers of Edwards Wildman Palmer LLP, legal counsel to the District.

Chairperson Kane called the meeting to order at 5:15 PM.

1. DISCUSSION OF CHANGE TO JANUARY MEETING DATE AND VOTE TO SET NEW DATE

Ms. Brodie noted that the proposed January 19, 2015 Commission meeting date is Martin Luther King, Jr. Day, a national holiday, and suggested the Commission meeting be moved to the next day, January 20, 2015.

Upon motion duly made and seconded, the following vote was adopted:

VOTED: To change the January 19, 2015 Commission meeting date to January 20, 2015.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Johnson, Mr. Ryan and Mr. Van Leesten.

Voting against the foregoing were: None.

2. APPROVAL OF THE MINUTES OF THE MEETING HELD ON NOVEMBER 17, 2014

Chairperson Kane stated that the minutes of the Public Session of November 17, 2014 had been distributed to the Commissioners and asked if there were any comments or corrections.

There being none, upon motion duly made and seconded, the following vote was adopted:

VOTED: To approve the minutes of the public meeting held on November 17, 2014 as submitted.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Johnson, Mr. Ryan and Mr. Van Leesten.

Voting against the foregoing were: None.

3. APPROVAL BY THE PARKS DESIGN SUBCOMMITTEE OF THE MINUTES OF THE PARKS DESIGN SUBCOMMITTEE MEETING HELD ON DECEMBER 1, 2014

Chairperson Kane stated that the minutes of the Public Session of the Parks Design Subcommittee meeting of December 1, 2014 had been distributed to the Subcommittee and asked the Subcommittee members if there were any comments or corrections.

There being none, upon motion duly made and seconded, the following vote was adopted:

VOTED: To approve the minutes of the Public Session of the Parks Design Subcommittee meeting held on December 1, 2014 as submitted.

Voting in favor of the foregoing were: Ms. Johnson.

Voting against the foregoing were: None.

4. DISCUSSION AND COMMENT ON EPA P30 CLEANUP GRANT APPLICATION

There was a discussion led by Mr. John Chambers from Fuss & O'Neill regarding the District's EPA P30 Cleanup Grant application. The grant is for \$200,000 to remedy contamination on Parcel 30 where the degree of contamination is higher than on the other District parcels. A public notice about the grant was placed in the Providence Journal the previous week. There was a question as to who will pay for remediation of Parcel 30 if the District is not awarded the grant. It was stated that, in this type of situation, the cost of remediation is typically deducted from the value of the property and the purchaser assumes the cost of cleanup.

5. EXECUTIVE DIRECTOR'S REPORT

Ms. Brodie provided a summary of her recent activities as follows:

- a. Coordination and assistance to Phoenix Lincoln, who signed a purchase agreement for District Parcel 28, as they perform due diligence tasks, site planning and surveying and early pre-app planning and zoning meetings.

- b. The next Parks Design Subcommittee meeting will be in late January or early February, and Subcommittee members will discuss revised park drawings. Following this Subcommittee meeting, the revised drawings will be brought before the full Commission for review and acceptance for DOT's design development to 90% level.
- c. There has been increased interest by various parties in the concept of a Providence Public Market, either on District Parcel 9, in a central downtown location, or on the waterfront. Research on this continues, including talks with the director of the Boston Public Market.
- d. Today is the deadline for the Bloomberg Art Grant.
- e. More research has been conducted on forming a Project Design Review Group, which will be discussed in detail later in the Commission meeting.

6. DISCUSSION REGARDING CREATION OF A PROJECT DESIGN REVIEW SUBCOMMITTEE

There was a discussion regarding the creation of a Project Design Review Subcommittee that would make recommendations and support a final determination by the full Commission on matters of architectural design. A summary of research done on best practices for creating such a group was circulated to the Commission prior to the meeting. It was suggested that the best iteration of such a group might include a landscape architect, the Executive Director of the Rhode Island Historic Preservation and Heritage Commission, the State Historic Preservation Officer, the Director of the Department of Planning and Development (or designee from the department), 1-2 local architects and a District Commissioner as an ex-officio. There was concern that this type of group would make the design review process less efficient. It was suggested that instead a Commission-based Design Review Subcommittee be formed. It was agreed that Commission Chair Colin Kane and Commissioners Barrett Bready and Diana Johnson would serve on the Design Review Subcommittee. Officials and professionals with more design expertise could be brought in for the review process as needed.

7. REVIEW OF STATUS OF PROPOSALS TO PURCHASE AND DEVELOP DISTRICT PROPERTY AND REVIEW OF STATUS OF PROPOSED DECLARATION OF COVENANTS AND RESTRICTIONS FOR DISTRICT PROPERTIES

Chairperson Kane noted that, pursuant to the notice of the meeting, the Commission would go into Executive Session in order to discuss proposals to purchase and develop District property and develop covenants and conditions to be placed on District real estate.

Accordingly, upon motion duly made and seconded, the following vote was adopted:

VOTED: To go into Closed Session, pursuant to the Open Meetings Act, Rhode Island General Laws Section 42-46-5(a) (the Open Meetings Law) in order to discuss proposals to purchase and develop District property and develop covenants and conditions to be placed on District real estate.

Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Johnson, Mr. Ryan, and Mr. Van Leesten.

Voting against the foregoing were: None.

Members of the public were then asked to leave the boardroom for the Closed Session, and members of the Commission and staff entered into closed session at 6:00 PM.

The Public Session was reconvened at 6:40 PM.

Chairperson Kane reported that the discussion during the Closed Session was confined to discussion regarding proposals to purchase and develop District property and development of covenants and conditions to be placed on District real estate and that no votes were taken. Additionally, the Commission voted to end the Closed Session, maintain the Closed Session records and reconvene the Public Session.

Upon motion duly made and seconded, the following vote was adopted:

VOTED: That pursuant to Rhode Island General Laws Section 42-46-4, Section 42-46-5 and Section 42-46-7, the Open Meetings Act, the minutes of the Closed Session shall not be made available to the public, except as to the portions of such minutes as the Commission ratifies and reports in Public Session of this meeting.

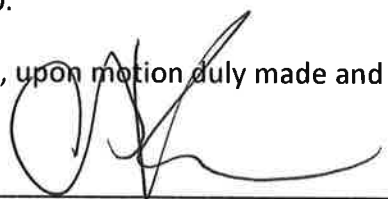
Voting in favor of the foregoing were: Chairperson Kane, Dr. Bready, Ms. Johnson, Mr. Ryan and Mr. Van Leesten.

Voting against the foregoing were: None.

8. CHAIRMAN'S REPORT/AGENDA FOR JANUARY 20, 2014 MEETING

The next Commission meeting is Tuesday, January 20.

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 6:40 PM.



Colin P. Kane
Chairperson

I-195 REDEVELOPMENT DISTRICT COMMISSION

PUBLIC NOTICE OF MEETING

A meeting of the I-195 Redevelopment District Commission will be held at **Rhode Island Commerce Corporation, 315 Iron Horse Way, Providence, Rhode Island**, on **MONDAY, DECEMBER 15, 2014**, beginning at 5 P.M., for the following purposes:

I. PUBLIC SESSION

1. Welcome by Chairperson: Chairperson Colin Kane.
2. Approval of the Minutes of the Commission Public Session Meeting Held on November 17, 2014.
3. Discussion of Change to January Meeting Date and Vote to Set New Date.
4. Approval by the Parks Design Subcommittee of the Minutes of the Parks Design Subcommittee Meeting Held on December 1, 2014.
5. Executive Director's Review of Activities During the Past Month.
6. Discussion and Comment on EPA P30 Clean Up Grant Application.
7. Discussion Regarding Creation of a Project Design Review Subcommittee.

II. EXECUTIVE SESSION

To consider and act upon such matters as may be considered at a meeting closed to the public pursuant to Rhode Island General Laws, Section 42-46-5(a) (the Open Meetings Law), specifically matters permitted to be so considered under subsection (5) (acquisition and disposition of public property).

8. Approval of the Minutes of the Commission Executive Session Meeting Held on November 17, 2014.
9. Review of Status of Proposals to Purchase and Develop District Property. Vote regarding execution of purchase agreement for District parcel.
10. Review of Status of Proposed Declaration of Covenants and Restrictions for District Properties.

III. PUBLIC SESSION

11. Chairman's Report – Review of Activities in Past Month and Proposed Future Activities
12. Vote to Adjourn.

The location is accessible to the handicapped. Those requesting interpreter services must notify the I-195 Redevelopment District Commission at (401) 383-5900 forty-eight (48) hours in

advance of the meeting. Also, for the hearing impaired, assisted listening devices are available onsite, without notice, at this location.